

# Crane & Co



## Price Guide

£340,000 - £365,000

16 Gorringe Valley Road, Eastbourne, East Sussex BN20 9SX

 2 Bedroom  1 Bathroom  1 Reception

 01323 440678

 [sales@craneandco.co.uk](mailto:sales@craneandco.co.uk)



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Freehold

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A 2 bedroom semi-detached bungalow with views to the South Downs. Well presented accommodation, a pretty, well stocked garden, garage and driveway all add to this lovely bungalow - it's the perfect place to call home. The bright spacious theme effortlessly flows from room to room. Bay fronted living room with plenty of built in storage and oak floors. The conservatory adds a new dimension to the accommodation and is the ideal table position overlooking the garden beyond. Submerge yourself in the stunning cottage garden with mature planting, various seating areas, raised vegetable beds, green house and plenty of wildlife. To the front there is blocked paved driveway and there is also a garage. No onward chain.

## Main Features

- Semi-Detached Bungalow
- View To South Downs
- 2 Bedrooms
- Conservatory
- Immaculate & Well Presented
- Garage & Driveway
- Pretty Garden
- No Onward Chain

## Room Sizes

Porch  
Hallway  
Living Room - 15' 6" x 11' 8"  
Kitchen - 12' 0" x 8' 10"  
Conservatory - 10' 10" x 8' 7"  
Bedroom 1 - 11' 11" x 10' 11"  
Bedroom 2 - 9' 10" x 7' 10"  
Shower Room  
Outside  
Driveway  
Garage - 16' 2" x 8' 8"  
Rear Garden

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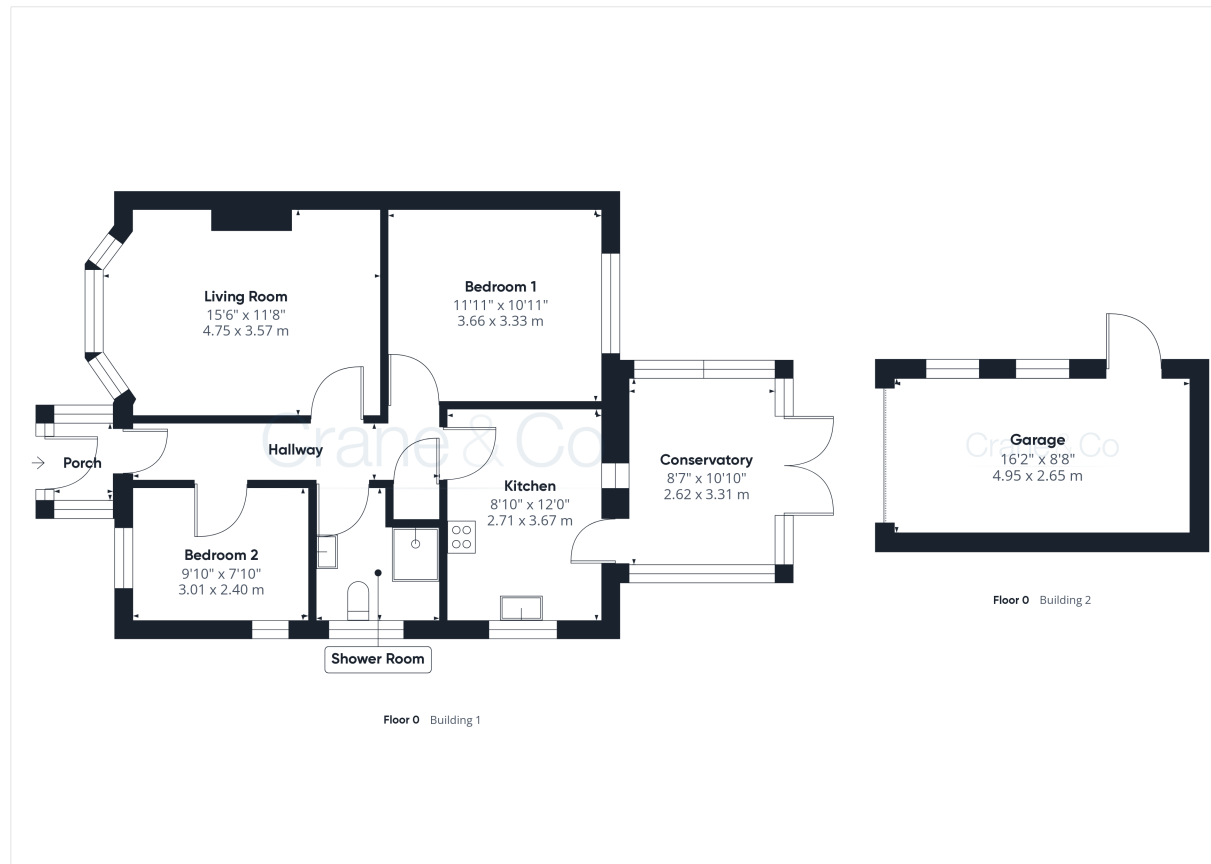
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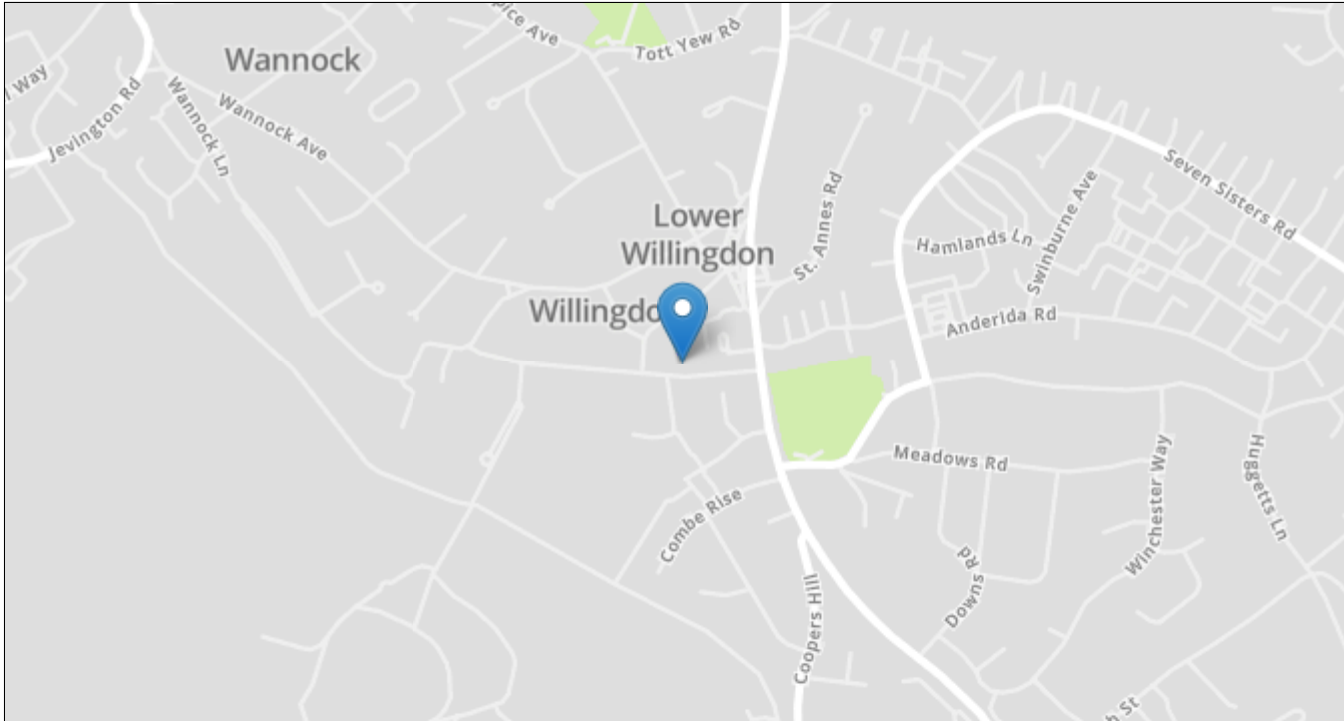
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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